



## Detail Scrutiny Report

# Andhra Pradesh Capital Region Development Authority

Version Number: 1.101.113

Version Date: 17/11/2022

Report Generated On: 03-12-2022

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### [-] Proposal Information (Table 1)

#### General Details

Region	RAJAHMUNDRY REGION
Authority	ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY
BA No.	1168/1919/B/PMLR/GGR/2022
Application Type	GeneralProposal
Project Type	Building Permission
Nature of Development	New
Location	GP under APCRDA
SubLocation	New Areas / Approved Layout Areas
NatureOfSite	Newly Developed/BuiltUp Area
Village Name	GANGURU
Mandal	PMLR
Name of Road	Bank Colony
Ward	GANGURU
Locality	GANGURU

#### LTP Details

LTP Name	GOVADA SRIKANTH
License No.	12021(57)/30/2018
LTP Address	9-76-1, RAMANAGAR, TADIGADAPA, PENAMALURU, 521137

#### Schedule of boundaries

Plot Use	Residential
Plot SubUse	Individual Residential Building
Land Use Zone	Residential use Zone
Main Abutting Road Width	6.4
If Plot is abutting to Highway	No
Survey No.	160/1A
Premises / Door No.	4-59
North	Existing building -
South	Vacant land -
East	PLOT NO - 26,27
West	ROAD WIDTH - 6.40

#### Developer Details

Developer Name	
License No	

### [-] Owner/Applicant details

Name of owner/applicant	AFSARUNNISA W/O MOHAMMED. HAJI AHAMED
Address	19-29-1, WATER TANK ROAD, KCP SIDDHARTHA ADARSH PUB SCHOOL ,VINAYAK NGR,VJA, KRISHNA

### [-] Plot Details (Table 2)

#### [-] Area From Document (Table 2a)

No.	Form	Area(Sq. Mt.)
1	Plot area as per Document by Applicant	92.24
2	Area as per Drawing	92.24

Area Considered for Approval : 92.24

#### [-] Table 2b

Proposal Detail	
Unit	SquareMeters
Development Detail	
Plot	PLOT

<b>Plot Use</b>	Residential
<b>Plot SubUse</b>	Individual Residential Building
<b>Building Structure</b>	Non-Highrise Building
<b>Building Type</b>	NA
<b>Gross Plot Area (Minimum)</b>	<b>92.24</b>
<b>Deductions for NetPlot Area (from Gross Plot Area)</b>	8.62
-Road Widening Area	8.62
<b>Net Plot Area</b>	<b>83.62</b>
<b>Vacant Plot Area</b>	24.58

### [-] Table 2c

COVERAGE CHECK	
Permissible Coverage area (- %)	-
Proposed Coverage Area ( 70.61 %)	<b>59.05</b>
Total Prop. Coverage Area ( 70.61 %)	<b>59.05</b>
Net BUA CHECK	
Residential Net BUA	<b>177.15</b>
Net BUA Area	<b>177.14</b>
Total Net BUA Area	<b>177.14</b>
BUA CHECK	
Proposed BuiltUp Area	<b>177.15</b>
Total BuiltUp Area	<b>177.15</b>

### [-] Plot Level Checking (Table 3)

#### [-] Organized Open Space And Green Strip Checks (Table 3b)

Name	Total Area		Total No Of Public Open Space			Status
	Reqd	Prop	Reqd	Perm	Prop	
Organized Open Space	-	0.00	-	-	0.00	OK

#### [-] Organized Open Space (Table 3b)

Name	Minimum Area		Width		Access	Status
	Reqd	Prop	Reqd	Prop		
Green Strip	-	3.80	1.00	1.00	ROAD WIDENING AREA	OK

#### [-] Organized Open Space Allowance Checks

No	Rule	Status
1	For all types of Non Highrise Buildings on Plots upto 300sq.mt, A strip of at least 1m greenery along the frontage of the site within the front setback shall be developed and maintained with greenery {As per Rule No.5, G.O.Ms.No.168}	OK

#### [-] Main Road Checks (Table 3b)

Plot Name	Road Width As per Application Form	Road Width As per Drawing	Status
PLOT	6.40	6.40	OK

#### [-] Resv Road (Table 3g)

Main Road Name	Resv Road Name	Width			Status
		Reqd	Perm	Prop	
6.40 M EXISTING WIDE ROAD	ROAD WIDENING AREA	1.30	-	1.37	OK

## [-] Uses Permissible in various Land Use Zones

### [-] For Zone: RESIDENTIAL USE ZONE

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority	Uses Prohibited
<p>All types of Dwellings, community halls, police stations, fire stations, post and telegraph offices, telephone exchanges, electric sub-stations, government and local body offices, branch offices of banks, educational buildings (including schools, colleges, hostels, religious buildings, community hall and welfare centers and gymnasiums except trade schools).</p> <p>Nursing homes, dispensaries, maternity homes and hospitals not treating contagious diseases or mental patients, customary home occupations, public parks, play grounds, play-fields, gardens, plant nurseries, water supply treatment plants, public assembly halls, cultural centers, medical centers, Public libraries and museums.</p> <p>Boarding houses, hotels, bachelor quarters, hostels, clubs, taxi and scooter stands, bus terminals, railway yards and stations, radio broad casting studios.</p> <p>Crematoria, cemeteries, playgrounds with stadiums, stands for vehicles on hire like taxi and automobiles.</p> <p>Local shops like provisions, medical shops, shops for gold smiths, lock smiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, picture framing, radio, TV &amp; other electronic goods and house hold appliances repairs, bakeries, book binding, two wheelers repairing, professional business establishments, flour mills not more than 5 HPEM and without chilly powder, battery charging and repairing with employees not more than 9 persons and do not create noise, vibration and smoke or dust using power not exceeding 5 HPEM provided such shops do not face major and arterial roads.</p> <p>Show rooms for distribution and sale of LPG gas without storage, coal, fire wood shops with special written permission of the Authority.</p> <p>Petrol filling stations, weigh bridges. Other cottage and service industries which will not exceed 10 HPEM and not involving pollution of any other type depending on circumstances.</p> <p>Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.mts size.</p>	All uses not specified here	All uses not specified here

### [-] Building Details (Table 4)

#### [-] Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details	Building Fire Group	Type of Roofs
MD (AFSARUNNISA)	Residential	Individual Residential Building	NA	Non-Highrise Building	1 Ground + 2 upper floors	Group A1	RCC roof

#### [-] Total Height (4a-1)

Plot	Building	Road Name	Height		Height (From GL)	Status
			Perm	Prop		
MD-1 (AFSARUNNISA)	MD (AFSARUNNISA)	6.40 M EXISTING WIDE ROAD	10.00	9.50	9.50	OK

#### [-] Floor Height Check (Table 4a-2)

Building Name	Floor Name	Height			Status
		Reqd	Perm	Prop	

MD (AFSARUNNISA)	Second Floor	2.75	4.80	3.00	OK
	First Floor	2.75	4.80	3.00	OK
	Ground Floor	2.75	4.80	3.00	OK
	Plinth	0.45	-	0.50	OK

#### [-] Floor Number Check (Table 4a-4)

Building Name	No. of Floors		No. of Dwelling Units		Status
	Perm	Prop	Perm	Prop	
MD (AFSARUNNISA)	G + 2	G + 2	4	3	OK

#### [-] Net BUA & Dwelling Units Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
			Resi.		
MD (AFSARUNNISA)	1	177.15	177.15	177.15	03
<b>Grand Total:</b>	<b>1</b>	<b>177.15</b>	<b>177.15</b>	<b>177.15</b>	<b>03</b>

#### [-] Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	MD (AFSARUNNISA)		Total Proposed Built Up Area (Sq.mt.)	Total Net BUA Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.)		
Ground Floor	59.05	59.05	59.05	59.05
First Floor	59.05	59.05	59.05	59.05
Second Floor	59.05	59.05	59.05	59.05
<b>Total:</b>	<b>177.15</b>	<b>177.15</b>	<b>177.15</b>	<b>177.15</b>

#### [-] UnitBUA Table for Building :MD (AFSARUNNISA)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Rooms	No. of Unit
					Wall			
GROUND FLOOR PLAN	1	FLAT	41.98	41.98	1.90	40.08	5	1
FIRST FLOOR PLAN	2	FLAT	41.98	41.98	1.90	40.08	5	1
SECOND FLOOR PLAN	3	FLAT	41.98	41.98	1.90	40.08	5	1
<b>Total:</b>	-	-	<b>125.94</b>	<b>125.94</b>	<b>5.69</b>	<b>120.24</b>	<b>15.00</b>	<b>3.00</b>

#### [-] Building :MD (AFSARUNNISA)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.)	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
		Resi.		
Ground Floor	59.05	59.05	59.05	01
First Floor	59.05	59.05	59.05	01
Second Floor	59.05	59.05	59.05	01
<b>Total:</b>	<b>177.15</b>	<b>177.15</b>	<b>177.15</b>	<b>03</b>
<b>Total Number of Same Buildings:</b>	<b>1</b>			
<b>Total:</b>	<b>177.15</b>	<b>177.15</b>	<b>177.15</b>	<b>03</b>

#### [-] Mandatory setbacks Checks (Table 5)

**[-] Plot Mandatory setbacks (Table 5a)**

Building / Wing	Road Name	Front Side		Rear Side		Side1		Side2		Status
		Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
MD-1 (AFSARUNNISA)	ROAD WIDENING AREA	1.50	1.50	0.50	0.50	0.50	0.50	0.50	0.50	OK

**[-] Inner Building Details (Table 6)****[-] Balcony Details (Table 6c)****[-] For Building : MD (AFSARUNNISA)**

Floor Name	Balcony Name	Width		Status
		Perm	Prop	
GROUND FLOOR PLAN	SERVICE VERANDAH	-	1.82	OK
FIRST FLOOR PLAN	BALCONY	-	1.82	OK
SECOND FLOOR PLAN	BALCONY	-	1.82	OK

**For Building Balcony Length Details : MD (AFSARUNNISA)**

Not Required to Check Balcony Length Rule.

**For PWork At Layout :**

No Balcony Found.

**For PWork Balcony Length Details :**

No Balcony Found.

**[-] Parking Details (Table 7)**

NO PARKING IS REQUIRED FOR Individual Residential Building, In Building: MD (AFSARUNNISA)

**[-] Exemption Details (Table 8)****[-] Staircase Checks (Table 8a)**

Building Name	Floor Name	Number Of Common Stair(s)		Number Of Fire Stair(s)		Status
		Reqd	Prop	Reqd	Prop	
MD (AFSARUNNISA)	GROUND FLOOR PLAN	1	1	-	0	OK
	FIRST FLOOR PLAN	1	1	-	0	OK
	SECOND FLOOR PLAN	1	1	-	0	OK

**[-] For Building :MD (AFSARUNNISA)**

Building Name	Floor Name	StairCase Name	Flight Width		Int. Landing Width		Cabin Ht.		Status
			Reqd	Prop	Reqd	Prop	Reqd	Prop	

MD (AFSARUNNISA)	GROUND FLOOR PLAN	STAIRCASE	1.00	1.00	1.00	1.00	-	0.00	OK
	FIRST FLOOR PLAN	STAIRCASE	1.00	1.00	1.00	1.00	-	0.00	OK
	SECOND FLOOR PLAN	STAIRCASE	1.00	1.00	1.00	1.00	-	0.00	OK

**Not Required to Check Rule Rule.**

### **[-] Floor Details (Table 9)**

#### **[-] Building : MD (AFSARUNNISA)**

##### **[-] Floor : GROUND FLOOR PLAN**

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

##### **[-] Floor : FIRST FLOOR PLAN**

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

##### **[-] Floor : SECOND FLOOR PLAN**

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

All windows are facing on sufficient open space are as per the Rules.

### **[-] Summary (Table 10)**

Name	Perm./Reqd.	Proposed	Status
Plot Area	-	83.62	OK
Plot Width	-	6.38	OK
Plot Depth	-	13.10	OK
Access Width	-	6.40	OK
Plot Frontage	-	6.28	OK
Coverage Area	-	59.05	OK
Net BUA Area	-	177.14	OK

<b>Bldg. Net BUA Area</b>	177.14		
<b>Existing Net BUA Area</b>	0.00		

### General Conditions

No.	General Conditions
1	LTP is responsible for any misrepresentation in above aspects.
2	The norms of the staircase, travel distance, width of exit shall be maintained as per NBC.

**NOTE :** This report is generated based on the inputs or drawing provided by the Applicant. The approval is subjected to further verification by concerned scrutiny officer.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

### [-] Rules

Topic	Rule
<b>Plot Level</b>	
<b>Plot Area</b>	No rule defined ;
<b>Plot Width</b>	No rule defined ;
<b>Plot Depth</b>	No rule defined ;
<b>Access Width</b>	In case of Sites in Category-B, if a Site is abutting to a road which is less than 9m in width, Individual Residential Building may be permitted with a maximum height of 12m, after leaving 4.5m from the Centre Line of such road for widening and the same shall be handed over to the Local Body {As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017) Rule No.52, Chapter VII}
<b>Plot Frontage</b>	No rule defined ;
<b>Coverage Area</b>	Permissible Built Up (Ground Coverage) checking not required.
<b>Net BUA Area</b>	Permissible FAR (Floor Space Index) checking not required.
<b>Consumed Net BUA</b>	Permissible FAR (Floor Space Index) checking not required.
<b>Organized Open Space Area</b>	For any Residential, Institutional or Industrial proposal upto 750 sq.mt., No organized open space shall be required {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
<b>Organized Open Space</b>	For any Residential, Institutional or Industrial proposal,a strip of at least 1m greenery along the frontage of the site within the front setback shall be developed and maintained with greenery {As per Rule No.5, G.O.Ms.No.168}
<b>Resv Road</b>	In case of Sites in Category-A, if a Site is abutting to a road which is less than 9m in width, a building may be permitted with a maximum height of 10m in such site, after leaving 4.5m from the Centre Line of such road for widening and the same shall be handed over to the Local Body and shall leave the prescribed setback as per Table-17 after the said road widening portion.
<b>Margin Rule</b>	For All Types Of Non-High Rise Buildings with Plot Area 50.0-100.0 sq.mt., Building height 7.0-10.0 mt. and Road Width upto 12.0 mt., Mini. Open space in Front shall be 1.5 mt., In Side1 - 0.5 mt., In Side2 - 0.5 mt. and in Rear - 0.5 mt. shall be provided. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
<b>Building Level</b>	
<b>Building Height</b>	For Buildings below 18m in height on Plot having area 50-100 sq.mt., Permissible height shall be 10.0 mt. (Including Stilt or Parking Floor). And Building length shall not exceed 150 mt. {As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017) Rule No. 57, Table 17}
<b>Floor Height</b>	(1) For Residential Building, the height of any Normal floor shall not be less than 2.75 mt and not more than 4.8 mt. {As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)} (2) The height of the plinth shall be not less than 450 mm from the surrounding ground level. {As per NBC 2016-VOL-1- Part 3, Rule No. 12.1}
<b>Floor Number</b>	Maximum G+2 floors shall be allowed for Non-High Rise Building upto 10.0 mt. ht. for Plot area 50.0-100.0 sq.mt.{As per Rule 5, Table III, G.O.Ms.No.168} and As per Rule 57, Table 17, G.O.No.119. For any Non-Apartment Building, Max. 4 Dwelling unit shall be proposed
<b>Balcony</b>	Balcony shall be taken Free in FAR Area and shall be permitted to project in the minimum marginal open space from building line to the extent of 0.6mt. {As per Rule No. 27.2}
<b>StairCase Count</b>	Mini. 1 staircase shall be provided for any Bldg upto 18.00 mt. Ht. having dwelling unit upto 6 on each floor
<b>StairCase</b>	For Individual Dwelling, Width of the Stair case shall be mini. 1.0 mt.{As per Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017) Rule No. 6.13}

Building Level (Rooms)	
Bed Room	Area for every Habitable Room having Dwelling unit upto 50 sq.mt. shall be Mini. 7.5 sq.mt. having side mini. 2.1 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
Hall	Area for every Habitable Room having Dwelling unit upto 50 sq.mt. shall be Mini. 7.5 sq.mt. having side mini. 2.1 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
Kitchen	Area for Kitchen having Dwelling unit upto 50 sq.mt. shall be Mini. 3.3 sq.mt. having side mini. 1.8 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}
Toilet	Area for Toilet, Combined Bath-WC having Dwelling unit upto 50 sq.mt. shall be Mini. 1.8 sq.mt. having side mini. 1.0 mt. {As per The Andhra Pradesh Building Rules - 2017 (G.O.119 dated 28/03/2017)}